027.0	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	946,500	/	946,500
USE VALUE:	946,500	/	946,500
ASSESSED:	946,500	/	946,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76	-78	GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	76 GRAFTON STREET LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 790
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	FRANCIS JOHN & JOAN -
Owner 2:	-
Street 1:	76 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2671 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	488,300	3,400	454,800	946,500
Total Card	0.114	488,300	3,400	454,800	946,500
Total Parcel	0.114	488,300	3,400	454,800	946,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.36 | /Parcel: 354.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	18199
GIS Ref	
GIS Ref	
Insp Date	07/29/17

!2222!

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	488,400	3400	4,950.	454,800	946,600	946,600	Year End Roll	12/18/2019
2019	104	FV	377,900	3400	4,950.	483,200	864,500	864,500	Year End Roll	1/3/2019
2018	104	FV	377,900	3400	4,950.	352,500	733,800	733,800	Year End Roll	12/20/2017
2017	104	FV	353,300	3400	4,950.	307,000	663,700	663,700	Year End Roll	1/3/2017
2016	104	FV	353,300	3400	4,950.	261,500	618,200	618,200	Year End	1/4/2016
2015	104	FV	314,100	3400	4,950.	255,800	573,300	573,300	Year End Roll	12/11/2014
2014	104	FV	314,100	3400	4,950.	210,300	527,800	527,800	Year End Roll	12/16/2013
2013	104	FV	327,100	3400	4,950.	200,100	530,600	530,600		12/13/2012

PRINT

Date	Time
12/10/20	17:41:07

LAST REV

Date	Time
08/07/17	08:25:53
apro	
2222	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCIS JOHN &	62570-458		9/3/2013		653,000	No	No		
	13951-464		4/24/1993			No	No		F

USER DEFINED

Prior Id # 1:	18199
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	294	PATRIOT
10/26/2000	Misd Hearing		
10/4/1999	Meas/Inspect	267	PATRIOT
8/10/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06111979
Const Adj.:	0.99386066
Adj $ / SQ:	179.283
Other Features:	102437
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663466
Depreciation:	175155
Depreciated Total:	488311

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

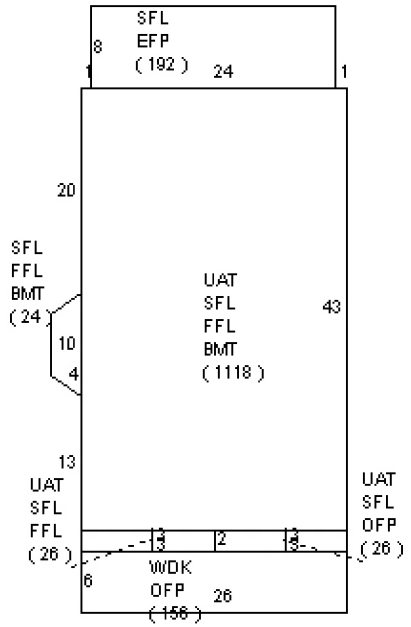
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	179.28
Special Features:	0	Val/Su Net:	108.05
Final Total:	488300	Val/Su SzAd	191.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,386	179.280	248,486
FFL	First Floor	1,168	179.280	209,402
BMT	Basement	1,142	53.780	61,422
UAT	Upper Attic	293	93.230	27,269
EFP	Enclos Porch	192	41.150	7,901
OFP	Open Porch	182	25.410	4,624
WDK	Deck	156	12.330	1,924

Net Sketched Area:	4,519	Total:	561,028
Size Ad	2554	Gross Are	5396	FinArea	2671
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	F	FR	1915	20.08	T	50	104			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400